

<b>Item No.</b> 14.3	<b>Classification:</b> Open	<b>Date:</b> 29 November 2014	<b>Meeting Name:</b> Bermondsey and Rotherhithe Community Council
<b>Report title:</b>		Potters Field – creation of two car club parking bays.	
<b>Ward(s) or groups affected:</b>		Riverside	
<b>From:</b>		Head of Public Realm	

## RECOMMENDATION

1. It is recommended that the following non-strategic parking arrangements, detailed in the drawings attached to this report, are approved for implementation subject to any necessary statutory procedures:

### **Potters Fields**

- Provide two new parking spaces for car club use.
- Amend existing traffic regulation order to revoke the existing loading bay

## BACKGROUND INFORMATION

2. Part 3H of the Southwark constitution delegates decision making for non-strategic traffic management matters to the community council.
3. Paragraph 16 of Part 3H of the Southwark constitution sets out that the community council will take decisions on the following local non-strategic matters:
  - the introduction of single traffic signs
  - the introduction of short lengths of waiting and loading restrictions
  - the introduction of road markings
  - the setting of consultation boundaries for consultation on traffic schemes
  - the introduction of destination disabled parking bays
  - statutory objections to origin disabled parking bays
4. This report gives recommendations to provide two new parking spaces in Potters Fields for use by the car club and remove an existing loading bay.
5. The origin and reasons for the recommendations are discussed within the key issues section of this report.

## KEY ISSUES FOR CONSIDERATION

6. The proposal made is related to the development of One Tower Bridge Road which was given planning permission(10-AP-1935) on 7 July 2011 and allows for the development of premises to include residential and office accommodation as well as cultural floor space.

## **Parking matters**

7. The development is located within London Bridge F parking zone.
8. The section 106 Agreement dated 21 April 2011 has a requirement that the developer implements a car club scheme with two parking bays on Potters Fields.
9. The car club scheme is in fulfillment of Policy 2.3 which encourages the promotion of sustainable means of travel.
10. The change in use of the development land and on-site servicing area provisions means the loading bay is no longer required.

## **Policy implications**

11. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011, particularly:

Policy 1.5 – Ensure that there is a car club bay within five to ten minutes' walk of each household in the borough by 2014.

Policy 8.1 – Seek to reduce the overall levels of private motor vehicle traffic on our roads

## **Community impact statement**

12. The policies within the Transport Plan upheld within this report have been subject to an Equality Analysis.
13. The recommendations are area based and will therefore have greatest effect upon those people living in the vicinity of the area.
14. The car club spaces will benefit those residents who do not own cars thereby reducing levels of private motor vehicles and emissions on the borough's roads.
15. The recommendations are not considered to have a disproportionate effect on any community or group.
16. The recommendations support the council's equalities and human rights policies and promote social inclusion by:
  - Reducing road traffic levels on local roads and making the network user friendly to vulnerable users.

## **Resource implications**

17. All costs arising from implementing the recommendations will be fully met by the developer.

## **Legal implications**

18. Traffic Management Order would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.

19. Should the recommendations be approved the council will give notice of its intention to make a traffic order in accordance with the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996.
20. These regulations also require the council to consider any representations received as a result of publishing the draft order for a period of 21 days following publication of the draft order.
21. Should any objections be received they must be properly considered in the light of administrative law principles, human rights law and the relevant statutory powers.
22. By virtue of section 122, the council must exercise its powers under the RTRA 1984 so as to secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians, and the provision of suitable and adequate parking facilities on and off the highway.
23. These powers must be exercised so far as practicable having regard to the following matters:
  - a) the desirability of securing and maintaining reasonable access to premises.
  - b) the effect on the amenities of any locality affected including the regulation and restriction of heavy commercial traffic so as to preserve amenity.
  - c) the national air quality strategy.
  - d) facilitating the passage of public service vehicles and securing the safety and convenience of their passengers.
  - e) any other matters appearing to the council to be relevant.
24. By virtue of sections 45 - 46, the council may, by order designate parking places on highways in their area for vehicles or vehicles of any class specified in the order; and the authority may make charges (of such amount as may be prescribed under section 46) for vehicles left in a parking place so designated.
25. The exercise by council of functions under this section shall not render the council subject to any liability in respect of the loss of or damage to any vehicle in a parking place or the contents or fittings of any such vehicle.

### **Consultation**

26. No informal (public) consultation has been carried out.
27. Should the community council approve the recommendation, statutory consultation will take place as part of the making of the traffic management order. This process is defined by national regulations.
28. The council will place a proposal notice in proximity to the site location and also publish the notice in the Southwark News and the London Gazette.
29. Any person wishing to comment upon or object to the proposed order will have 21 days in which to do so.
30. Should an objection be made that officers are unable to informally resolve, this objection will be reported to the community council for determination, in accordance with the Southwark constitution.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Southwark Council Environment and Leisure Public Realm 160 Tooley Street, London SE1 2QH  Online: <a href="#">Southwark transport plan 2011 - Southwark Council</a>	Robson Mupani 020 7525 4741

## APPENDICES

No.	Title
Appendix 1	Copy of part of s106 agreement
Appendix 2	Existing loading bay location
Appendix 3	Proposed car club parking spaces

## AUDIT TRAIL

<b>Lead Officer</b>	Des Waters, Head of Public Realm	
<b>Report Author</b>	Robson Mupani, Development Management Engineer	
<b>Version</b>	Final	
<b>Dated</b>	17 November 2014	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	17 November 2014	